087.0	0007	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,401,200	/	1,401,200
USE VALUE:	1,401,200	/	1,401,200
ASSESSED:	1,401,200	/	1,401,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HAZEL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REUTER CAROLINE HEININGER
Owner 2:	PICKENS CARSON LEE
Owner 3:	
Street 1:	9 HAZEL TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCHUGH CHERYL & ANDREW -
Owner 2:	-
Street 1:	9 HAZEL TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,180 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 2188 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8180.000	935,400		465,800	1,401,200
Total Card	0.188	935,400		465,800	1,401,200
Total Parcel	0.188	935,400		465,800	1,401,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 640.40 | /Parcel: 640.4

Legal Description

User Acct

55460

GIS Ref

GIS Ref

Insp Date

05/31/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0011.0

!7124!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	934,200	0	8,180.	465,800	1,400,000	1,400,000	Year End Roll	12/18/2019
2019	101	FV	723,800	0	8,180.	472,400	1,196,200	1,196,200	Year End Roll	1/3/2019
2018	101	FV	723,800	0	8,180.	352,700	1,076,500	1,076,500	Year End Roll	12/20/2017
2017	101	FV	703,900	0	8,180.	319,400	1,023,300	1,023,300	Year End Roll	1/3/2017
2016	101	FV	703,900	0	8,180.	306,100	1,010,000	1,010,000	Year End	1/4/2016
2015	101	FV	686,000	0	8,180.	259,500	945,500	945,500	Year End Roll	12/11/2014
2014	101	AB	630,100	0	8,180.	246,200	876,300	876,300		3/11/2014
2014	101	FV	675,000	0	8,180.	246,200	921,200	921,200	Year End Roll	12/16/2013

PRINT

Date	Time
12/10/20	21:47:58

LAST REV

Date	Time
04/09/19	12:35:58

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7124

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCHUGH CHERYL &	71766-414		10/19/2018		1,365,000	No	No		
24 EPPING ST LL	62935-101		11/15/2013		865,000	No	No		
ROY MARIA ESTER	59261-36		6/8/2012	Change>Sale	285,000	No	No		
DOMINGUEZ SILVI	57447-96		9/14/2011	Convenience	1	No	No		
	15204-5		9/1/1983		77,000	No	No		Y

USER DEFINED

Prior Id # 1:	55460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2016	565	Add Bath	28,000					REFURB BSMT ADD BA
12/5/2012	1597	New Buil	250,000	C				
11/13/2012	1475	Demoliti	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
5/31/2017	Meas/Inspect	DGM	D Mann
5/31/2017	Permit Visit	DGM	D Mann
7/29/2013	Measured	JBS	JOHN S
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
9/8/2012	MLS	EMK	Ellen K
4/27/2009	Measured	372	PATRIOT
4/3/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8180		Sq. Ft.	Site		0	70.	0.81	5									465,781						465,800	

Total AC/HA: 0.18779 | Total SF/SM: 8180 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,781 | Spl Credit | Total: 465,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SAGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12989032
Const Adj.:	1.49985003
Adj $ / SQ:	211.833
Other Features:	149768
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	941016
Depreciation:	5646
Depreciated Total:	935370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

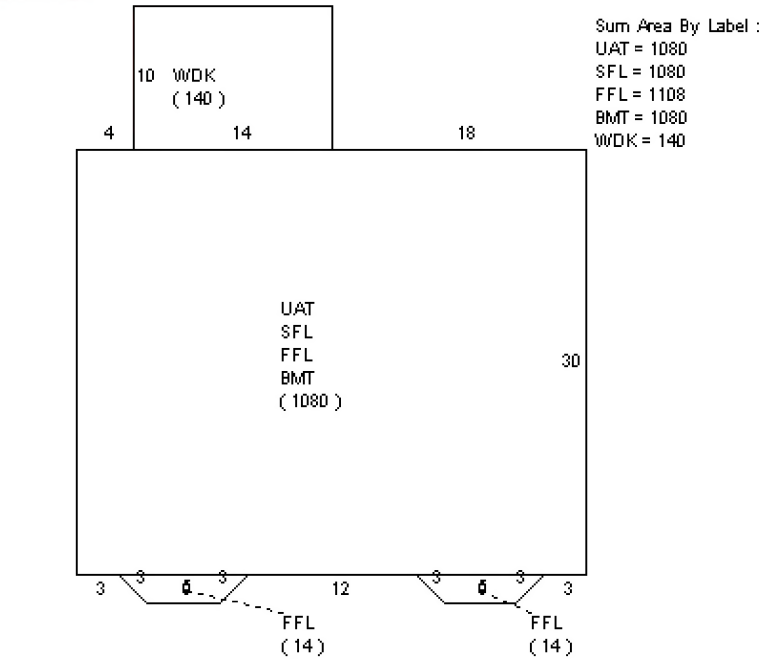
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	281.74
Special Features:	0	Val/Su Net:	254.32
Final Total:	935400	Val/Su SzAd	427.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,108	211.830	234,711
BMT	Basement	1,080	63.550	68,634
SFL	Second Floor	1,080	211.830	228,780
UAT	Upper Attic	270	84.730	22,878
WDK	Deck	140	19.710	2,760

Net Sketched Area:	3,678			Total:	557,763
Size Ad	2188	Gross Are	4488	FinArea	2188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	